



Town Council Agenda Report

SUBJECT: SITE PLAN APPROVAL

Application No. and Location: SP 2-2-00, NW 75th Avenue and Davie Road Extension

CONTACT PERSON/NUMBER: Mark Kutney, AICP (797-1101)

TITLE OF AGENDA ITEM: Sessoms Office Park

REPORT IN BRIEF: Proposed for the site is a 4,802 square foot single story office building, landscaping and associated parking sited on 1.8 acres. The proposed construction will be built on the west half of the property with the east half remaining vacant for future development. The building frontage will face Davie Road Extension to the south. The elevations reflect a maximum height of 14 feet to the top of roof. Building materials reflect gray stucco walls and accent banding with an overhead canopy on the south, west and east facades. Access to the site will be provided by one ingress/egress easement off of NW 75th Avenue. Twenty four parking spaces are required with 35 provided. The site plan shows 62 percent green space including the undeveloped portion of the property.

PREVIOUS ACTIONS: None

CONCURRENCES: Site Plan Committee recommended approval subject to staff's recommendations and adding the Committee's recommendations to paint the recessed areas white instead of gray, and to widen the overhang in the front by increasing the two (2) eight inch columns to match the side [front corners] columns which were approximately three feet (motion carried 5-0, April 25, 2000).

RECOMMENDATION(S): *Based upon the above, staff recommends approval of application SP 2-2-00 subject to the following conditions prior to the issuance of a building permit.*

1. Providing ground cover or shrubs under palms around building.
2. Providing two (2) Live Oak trees adjacent to the parking stalls on the east side of the site.
3. Specifying 36" high shrub material around the dumpster enclosure and irrigation pump.
4. Relocating the oak tree at the south west corner of the property to inside the property lines.
5. Specifying Eucalyptus mulch on the landscape plan.
6. Specifying Bahia seed on the undeveloped portion of the property to maintain a green appearance until developed begins.
7. Vacating the west portion of NW 33 Street.
8. Receiving approval from Town Council and Broward County for the revised opening.

Attachment(s): Planning report, Land use map, Subject site map, Aerial.



Application #: SP 2-2-00
Sessoms Office Park

Item No.

Revisions:

Exhibit “A”

Original Report Date: March 25, 2000

**TOWN OF DAVIE
Development Services Department
Planning & Zoning Division Staff
Report and Recommendation**

APPLICANT INFORMATION

Owner /Agent:

Name: Fletcher L. Sessoms

Address: 7777 North Davie Road Extension Suite 301A

City: Hollywood, FL. 33024

Phone: 954 431-7900

BACKGROUND INFORMATION

Application Request: Site Plan approval

Address/Location: 7485 Davie Road Extension

Land Use Plan Designation: Commercial

Existing Zoning: B-1 (Neighborhood Business District) on the west portion and B-2 (Community Business District) on the east side

Existing Use: Vacant Parcel

Proposed Use: One story office building

Surrounding Land Use:

North: Multi-Family Residential across NW 33rd Street

South: Vacant land across Davie Road Extension (Not in Town limits)

East: One story commercial building (Not in Town limits)

West: Commercial Building

Surrounding Zoning:

North: RM-16 (Multi-Family Residential 16 du/ac) north of the west portion of the site and CF (Community Facility) north of the east portion of the site.

East: City of Hollywood

West: B-1 (Neighborhood Business District) and B-2 (Community Business District)

ZONING HISTORY

Related zoning history: None

Previous request on the same property: A delegation request has been processed to relocate the approved access opening from Davie Road Extension to NW 75 Avenue and to increase the site area from 77,495 square feet (1.78 acres) to 84,902 square feet (1.95 acres) due to a vacation of right-of-way for a portion of NW 33 Street, being initiated by the Town of Davie.

DEVELOPMENT PLAN DETAILS

Development Details:

The Applicant's SUBMISSION indicates the following:

1. *Site Plan:* Proposed for the site is a 4,802 square foot single story office building landscaping and associated parking sited on 1.8 acres. The proposed construction will be built on the west half of the property with the east half remaining vacant for future development.
 2. *Buildings:* The building frontage will face Davie Road Extension to the south. The elevations reflect a maximum height of 14' to the top of roof. Building materials will reflect gray stucco walls and accent banding with an overhead canopy on the south, west and east facades.
 3. *Access and Parking:* Access to the site will be provided by a 50' opening off of NW 75th Avenue. Twenty four parking spaces are required with 35 provided on site.
 4. *Landscaping:* The site plan shows 62% greenspace including the undeveloped portion of the property. Live Oaks, Royal Palm and Crepe Myrtle trees are proposed along the north, south and west property lines. Thatch palms, and accent shrubs will be planted adjacent to the main entrance as well as the east and west elevations. A continuous hedge of Cocoplum will surround the site along the property lines.
 5. *Drainage/OpenSpace information.* The majority of the on-site drainage will be handled by dry retention at the east side of the parking area.
 6. *Signage:* Signage will not be part of this approval
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Summary of Significant Development Review Agency Comments

None

Applicable Codes and Ordinances

The effective code of ordinances governing this project is the Town of Davie Land Development Code.

Comprehensive Plan Considerations

Planning Area: The proposed project is within the Planning Area No. 11 characterized by multi-family residential development on the south side of Stirling Road, ranging from 8 to 16 dwellings per acre. Housing in this area is generally in stable to marginal condition.

Broward County Land Use Plan: The overall parcel is governed by the plat titled "Sessoms Plat". The plat is restricted to 8,460 square feet of office use. Commercial uses are not permitted.

Staff Analysis

The north portion of NW 33 Street will be vacated by the Town for the applicant agreeing to increase the south portion by 9 feet and increasing NW 75 Avenue by 10 feet to create a standard 50 foot right of way. The proposed site plan meets all of the applicable codes and ordinances of the Town of Davie.

Staff Recommendation

Recommendation: *Based upon the above, staff recommends approval of application SP 2-2-00 subject to the following conditions prior to the issuance of a building permit.*

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Site Plan Committee

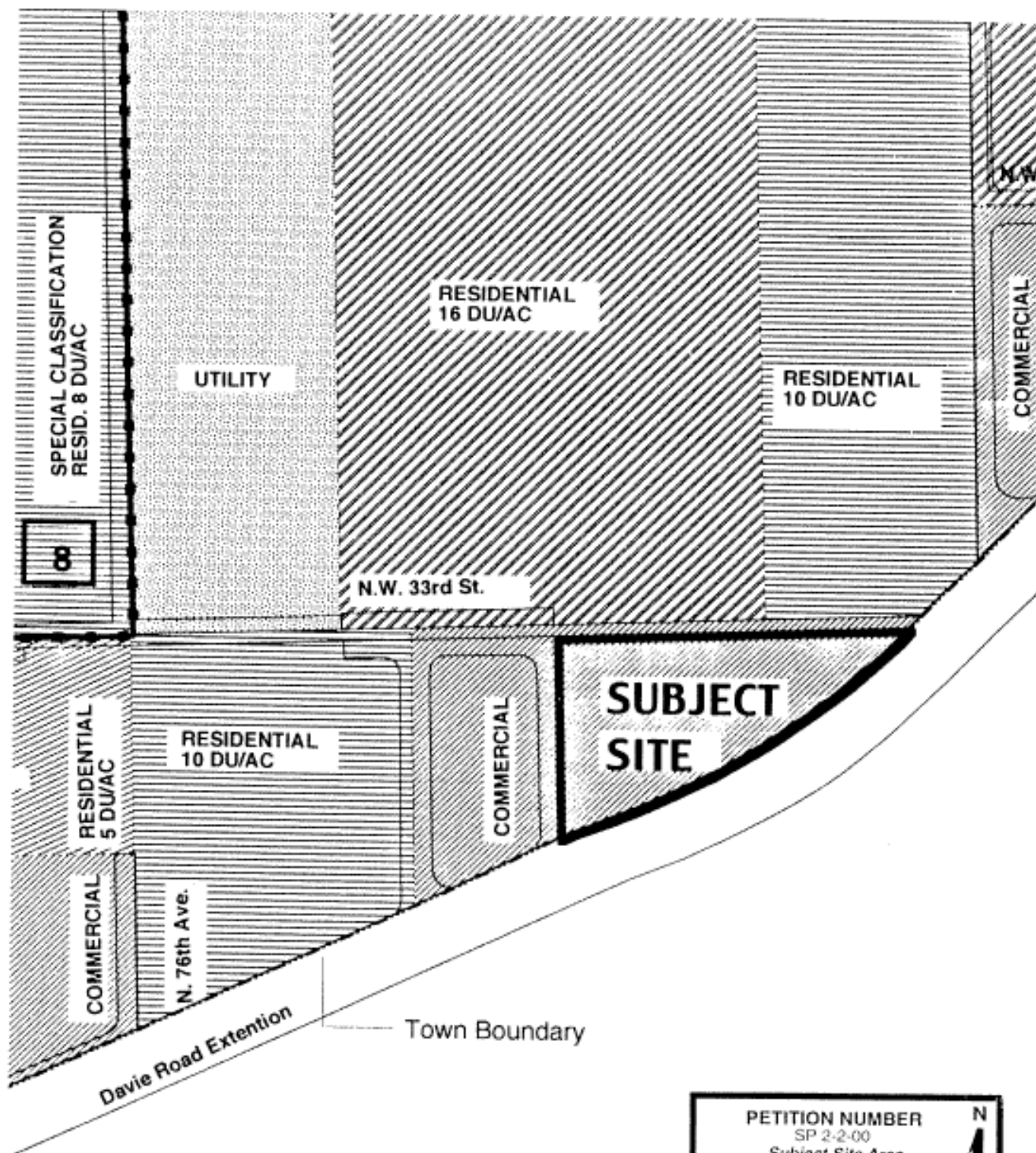
SITE PLAN COMMITTEE RECOMMENDATION: Motion to recommend approval subject to staff's recommendations and adding the Committee's recommendations to paint the recessed areas white instead of gray, and to widen the overhang in the front by increasing the two (2) eight inch columns to match the side [front corners] columns which were approximately three feet (5-0, April 25, 2000).

Exhibits

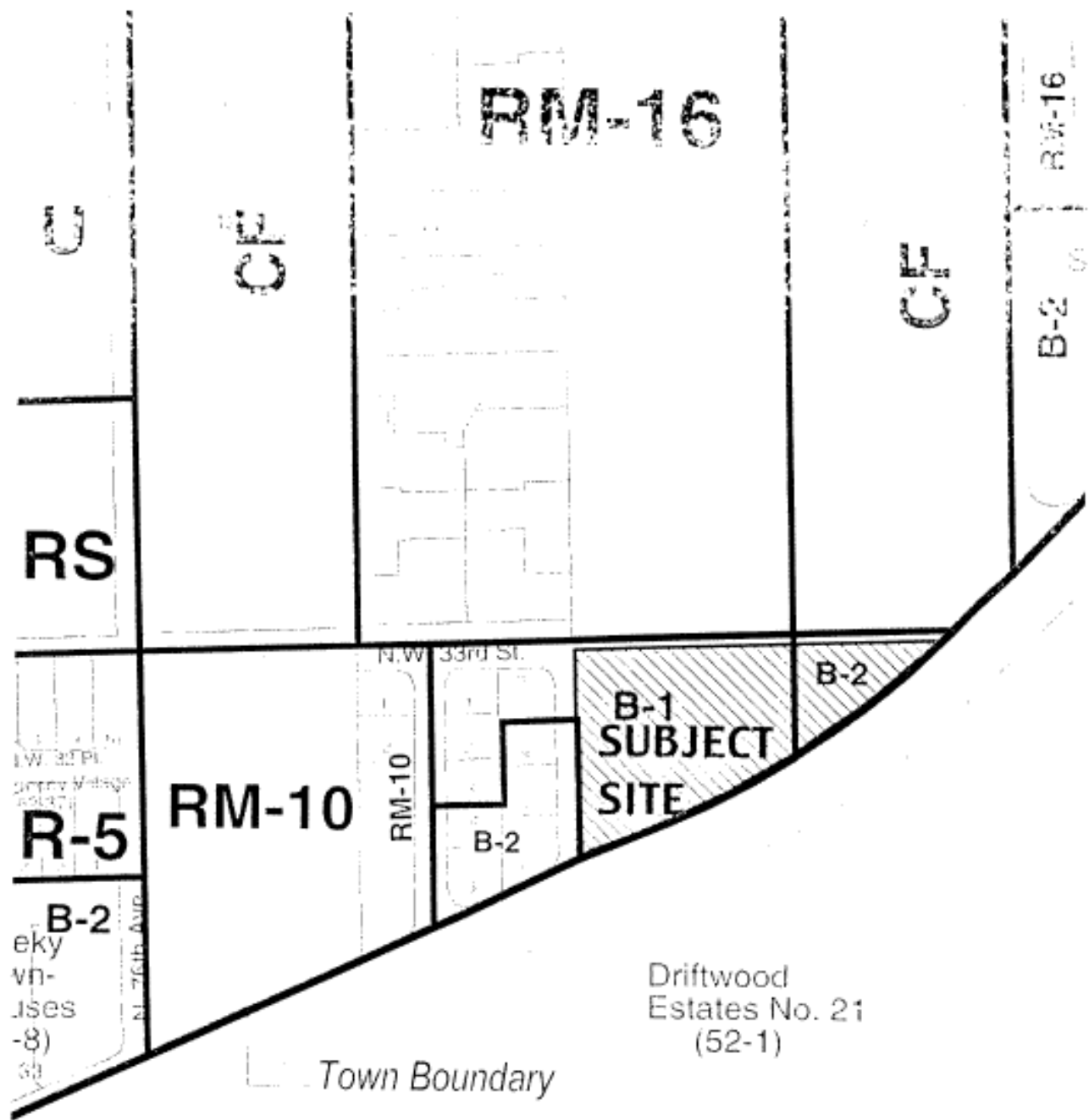
1. Land Use Map, Subject Site, Zoning Map, Aerial

Prepared by: _____

Reviewed by: _____



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|---|----------------|---|
| PETITION NUMBER | | N |
| SP 2-2-00 | | 4 |
| Subject Site Area Future Land Use Plan | | |
| PREPARED 3/9/00 | Scale: 1"=200' | |
| BY THE PLANNING & ZONING DIVISION | | |



| | | |
|---|--|---------------|
| PETITION NUMBER | | N 4 |
| SP 2-2-00 | | |
| Subject Site Area Zoning Map | | |
| PREPARED 3/1/00 BY THE PLANNING & ZONING DIVISION | | |

